

NEWINGTON TOWN PLAN AND ZONING COMMISSION

December 14, 2011

Regular Meeting

Chairman Pruett called the regular meeting of the Newington Town Plan and Zoning Commission to order at 7:15 p.m. in Conference Room L101 at the Newington Town Hall, 131 Cedar Street, Newington, Connecticut.

I. ROLL CALL

Commissioners Present

Commissioner Anest
Commissioner Camerota
Commissioner Hall
Commissioner Lenares
Chairman Pruett
Commissioner Sobieski
Commissioner Woods
Commissioner Aieta
Commissioner Camillo
Commissioner Turco

Commissioners Absent

Staff Present

Ed Meehan, Town Planner

II. PUBLIC HEARINGS

None

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda each speaker limited to two minutes.)

Bernadette Conway, 177 Hartford Avenue: Thank you. I just want to say welcome to all of the old and new members of the TPZ and I'm a member of the Balf Town Committee. That's the committee that meets annually, once a year we meet, we met at the end of October and mainly we discuss, are the trucks going too fast, you know, the traffic, blasting, that kind of thing. I asked the Balf representative, whose name is Ed Gilligan I believe, I was curious about a closure plan for the quarry. I know that they are not blasting into the mountain any longer. They are blasting downwards into a big gigantic hole in the ground and I've actually seen it, not up close, I've seen it first hand, and it's awe inspiring to see this humungous hole in the ground, it's absolutely huge. I asked Ed Gilligan what the closing plan was and if there was one, how much longer they thought they were going to be in operation, you know, questions like that, and he said that was not typically discussed during the Balf Town Committee meeting, but I think it, he also stated that he believes that there is no closing plan in place and he also stated that they have been around even longer than our TPZ has been around. They predate all zoning and all of that. I think it's important for the town, especially the TPZ to start considering and thinking about what kind of a closing plan, whether there should be a closing plan, what it should be, and I just want to make sure, you know, if there is one, I'd like to see what it is, see if TPZ is happy with it, if it makes sense, and if there isn't a plan, I think we have to start thinking about putting one in place. I keep thinking of the fiscal

impact that this huge hole is going to be when they someday close the quarry, who knows when that will be. He didn't have any idea of when that might be either, so I just thought it was important that this is something that should be addressed, something that we need to start thinking about, and if there is something in place then I would like to know about it. I don't know how to go about finding it, if the Planning Department would have that on record and if they would be able to dig it up, or whatever, so I just wanted to bring that to your attention and thank you. Good luck.

Chairman Pruet: That you Mrs. Conway. Anybody else from the public wishing to speak?

IV. MINUTES

November 21, 2011 – Regular Meeting

Commissioner Anest moved to accept the minutes of the November 21, 2011 regular meeting. The motion was seconded by Commissioner Sobieski. The vote was unanimously in favor of the motion with seven voting YES.

V. COMMUNICATIONS AND REPORTS

Chairman Pruet: Ed, anything for us?

Ed Meehan: Thank you Mr. Chairman. In front of the Commission members, a memo that I presented to the Town Manager back in November regarding a grant called Low Impact Development from the Department of Economic, this is from the Department of Environmental Protection and Energy and it is a grant that last night the Town Council discussed and authorized the Manager to proceed with in negotiating a contract, would be very beneficial to the town, land use agencies, and town engineering office. It provides up to \$50,000.00 for assistance in reviewing regulations and design standards to implement best management practices in subdivision development and site plan development to improve water quality. Some of the things that are mentioned here are bio-swales and reduce impervious surfaces, rain gardens and some of the things that were mentioned as strategies in the Plan of Conservation and Development, the 2020 Plan under the Open Space Conservation Strategies, so I bring this to your attention. I believe this will be going forward in the new year and will require a citizen committee, maybe a representative or two from TPZ, Inland Wetlands and maybe a couple of citizens to work with staff and a consultant to do these draft regulations. Then the process is, they come back to the land use agencies at the end of that process for your consideration of whether you want to adopt them or not. These would be policy changes in your regulations. The second phase is an opportunity for the town to actually do a construction project or a retrofit project on town property with some of these best management practices, maybe a park site or school site, so I hope that the Town takes advantage of this, up to \$100,000.00 in grant money. Thank you.

Chairman Pruet: Thank you. When are they going to ask for names or.....

Ed Meehan: I believe probably not until the end of January, when all of the paperwork is in place.

Chairman Pruet: Okay, thanks Ed. Anything else?

Ed Meehan: That's it.

VI. NEW BUSINESS

A. PETITION 37-11 – 49 Hollow Tree Lane, Hollow Tree Lane, LLC owner, Steve Reilly 49 Hollow Tree Lane Newington, CT applicant, request for site plan modification to add seven (7) parking spaces in front of property, I Zone District.

Chairman Pruet: Is the petitioner here? If you could up to the podium here and just state your name and address for the record and just give us a little explanation of your petition.

Steve Reilly: I represent Hollow Tree Lane, LLC, we own the property at 49 Hollow Tree Lane. We are petitioning to add seven parking spaces to our property.

Chairman Pruet: Ed, comments from the town?

Ed Meehan: Each of the Commission members have in front of them a brief staff report and a copy of the site sketch that Steve prepared for this project. I met with him back in November. It's pretty straight forward. The area in front of this building if you are familiar with it, it's at the end of Hollow Tree Lane has a, the northeast corner is grass at this point in time, and these additional parking spaces would be in the front yard area, but that is permitted in the zoning, as long as you meet the standards as far as setback, the five foot setback from the property line you can do parking in the front yard. These spaces as I understand it are to help supplement employee parking and visitors coming to the building. To the south of these spaces as you can see on the sketch, there is a fence line for storage of heavy equipment and products, so this sort of separates the two. The design of the spaces is nine by eighteen, meets your standards, the backup area meets your standards, and at the corner of the driveway radius coming into the site, there is an existing catch basin which the small amount of storm water coming off this site can flow to and easily be accommodated. The reason that it is on your agenda is that the regulations say that site plan modifications are required when you change the site plan to increase parking or you alter the site to do work in the front yard. So this touches both of those bases, and that's why it is here.

Chairman Pruet: Okay, any issues with the buffering, any other.....

Ed Meehan: The only thing I see in the layout is, you have to be, the corner, the northeast corner of this development, this small parking lot has to be at least five feet from the adjacent property line which is, that's where Keebler Cookie is, and other than that, it's a pretty standard parking place, only about 3,000 square feet all together, and the little nose of the island is about 20 x 15 satisfies the ten percent green space.

Chairman Pruet: Good. Thanks Ed. Commissioner comments, concerns, questions of the petitioner?

Commissioner Hall: I just have a question, proposed CLF and existing CLF, what does CLF stand for?

Ed Meehan: Chain link fence, I believe.

Commissioner Hall: Thank you.

Ed Meehan: I would recommend that prior to construction a site development bond be secured because there is no c.o. or building permits associated with this, so Steve was going

to do that this year, if weather permits, at least get the base in and get a binder down, we should get a bond.

Chairman Pruet: Anybody else?

Commissioner Aieta: This is a pretty cut and dry, I would recommend to the Commission that they move it to Old Business and if he is going to pave, he has to pave within the next week or so, so I would move it to Old Business and if you want to approve it, let him to able to pave this year, or else he is going to miss the plant closing.

Chairman Pruet: Anyone else have any thoughts on that too?

Commission: Sounds good. Fine....

Chairman Pruet: Okay, we are going to discuss that and vote on it tonight.

Steve Reilly: Thank you.

VII. OLD BUSINESS

- A. PETITION 32-11 – 256 New Britain Avenue, Bel-Air Manor, Dr. Robert Sbriglio owner, Bianca Signs, Inc, 99 Newington Avenue, New Britain, CT 06051 applicant, request for Special Exception Section 6.2.4 Ground Sign B-Business Zone District. Public Hearing closed November 21, 2011. Sixty-five day decision period ends January 25, 2012.**

Commissioner Anest moved that Petition 32-11 256 New Britain Avenue, Bel-Air Manor, Dr. Robert Sbriglio owner, Bianca Signs, Inc, 99 Newington Avenue, New Britain, CT 06051 applicant, request for Special Exception Section 6.2.4 Ground Sign B-Business Zone District be approved for a single face ground sign, 48" x 99.5", to be located east of the existing ground sign and behind the New Britain Avenue, Route 174, right of way.

The sign will be lighted with two (2) 75 watt ground fixtures and may be lit from dusk to dawn.

Conditions of Approval

1. The commission reserves the right to require the sign lighting to be reduced, if determined to be a nuisance to adjacent residential property.
2. The existing two sided ground sign must be removed.
3. Approval of zoning and building permits prior to construction of the new sign.

The motion was seconded by Commissioner Camerota. The vote was unanimously in favor of the motion, with seven voting YES.

- B. Petition 33-11 - 2385 Berlin Turnpike Puerto Villarta Restaurant LLC owner and applicant, contact Juan Carlos Rodriguez, 2385 Berlin Turnpike, Newington, CT 06111 request for site plan modification parking expansion and waiver landscape buffer, Berlin Turnpike Business Zone, B-BT District. Continued from November 21, 2011. Sixty-five day decision period ends December 30, 2011.**

Commissioner Lenares moved that Petition 33-11 Puerto Villarta Restaurant LLC owner and applicant, contact Juan Carlos Rodriguez, 2385 Berlin Turnpike, Newington, CT 06111

request for site plan modification parking expansion and waiver landscape buffer, Berlin Turnpike Business Zone, B-BT District be approved based on the site plan entitled "Parking Lot Expansion and Building Addition – Puerto Villarta, LLC" prepared by Robert Green Associates, Revised dated November 14, 2011 and the following conditions of approval:

1. Placement of six (6) foot solid privacy fence along the entire westerly property boundary, approximately 175 feet long.
2. Double row of 5 to 6 foot arborvitae set in an alternate pattern, per detail Sheet 3 of 4 at 5' on center and 3.5' with not less than 67 plantings.
3. The existing mature white pines adjacent to stockade fence shall not be removed.
4. The applicant's engineer shall certify to the Town Engineer that the parking lot's storm water system has been constructed in accordance with the approved plan.
5. The Commission reserves the option to require the applicant to adjust light fixtures to reduce nuisance to adjacent residential neighbors. New lights shall match existing poles and fixtures.

The Commission finds that waiver of the 25 foot buffer standard, Section 6.10.5 is appropriate at this location because the existing trees along the rear property boundary are large mature white pines that provide minimal natural screening near the ground level. The erection of the privacy fence and arborvitae plantings will provide a solid uniform six (6) foot screen that closes these gaps.

The twenty-five foot buffer shall not be reduced to less than fourteen (14) feet.

The motion was seconded by Commissioner Anest. The vote was unanimously in favor of the motion, with seven voting YES.

Chairman Pruett: We have a bond release, can you explain that Ed?

Ed Meehan: I hope I can. The Occhialini Bond for Occhialini Court is on your agenda. It's been on my bucket list for a long time. This bond goes back to the early 1990's when this subdivision was constructed by Marco Realty, which is the Occhialini family. The Town Manager's office has held a passbook with a balance of \$5,000.00 since the mid nineties, 1994, or '95. I got involved with this when the Town Engineer's office turned over the bonding to the Town Planner. At the time that I picked up the file we were holding the passbook according to the file because we did not get the warranty deed for the street which is one of the subdivision requirements. The road was accepted at some point in time since it is listed on our town aid road list which is the list we submit to the Department of Transportation for annual funding for roads, so it's definitely listed as a town road. It's plowed, it's maintained by the Town of Newington. I've had conversations with Dave Occhialini off and on for the last couple of years about getting this cleaned up, and since I'm leaving the service of Newington, that's why it is on the bucket list. It's a \$5,000 passbook, started with Burritt Bank, so I think, I don't know how the banks handle this, but I think, we did get the warranty deed and it was filed in the Town Clerk's office. The Town is maintaining the road, services are provided there. I think the passbook should be returned to the owner. So that is why this is on your agenda.

Chairman Pruett: Okay, thanks for explaining that. Having explained that, if we could read that as a suggested motion?

**Bond Release
Occhialini Court**

Commissioner Hall moved that the passbook bond surety held for the completion of Occhialini Court be released, the developer, Marco Realty, having provided a warranty deed conveying the street right of way to the Town, Volume 2071, page 163, October 13, 2011.

The motion was seconded by Commissioner Camerota.

Commissioner Sobieski: Just for a point of information, the road should never have been submitted to the DOT for certification. I think I certified this road when I worked for the DOT, until the warranty deed had been obtained by the Town of Newington. What happens, you are getting town aid technically on a road that you do not own.

Commissioner Aieta: Can I ask Stanley a question?

Chairman Pruet: Sure.

Commissioner Aieta: Stanley, did they ever put a second coat on that road? There's only a binder on there.

Commissioner Sobieski: What happens is that the Town submits us a list, go out, I send my field crews and myself out to look at it. We approved it, I did talk to the Town Engineer at that time, he said that the top coat was going to be put on.

Commissioner Aieta: It's not on.

Commissioner Sobieski: Well, it probably isn't on, and before we release the bond should there not be a top coat on there?

Commissioner Aieta: Well I can only tell you that the catch basins are up over an inch and a half over the course of the road, so that tells me that there's not a top coat on the road.

Commissioner Sobieski: The final course is not put on then. If we release this, the Town of Newington is going to be responsible for putting a top coat on, am I correct?

Ed Meehan: You know, I picked this file up in '95, or '96 so when I picked it up I was aware of just the warranty deed, and I think by that time it was on your town aid list.

Commissioner Sobieski: What I'm saying is.....

Ed Meehan: I understand the bonding part, but the town's maintained it.....

Commissioner Sobieski: So the town could be on the hook to put the final course on which would cost them serious bucks I would think.

Ed Meehan: I don't know where it is on our road improvement list, I can ask the Town Engineer because we do have that inventory of roads we upgrade or overlay.

Commissioner Sobieski: Yeah, you used to submit that to my office.

Ed Meehan: For local roads?

Commissioner Sobieski: Yeah, that was part of my deal. I'd like to make a suggestion that we hold off on this.

Chairman Pruet: Yeah, until we get clarification, who owes what on this road. Okay, so I think we should suspend that, withdraw the motion.

Commissioner Hall: I withdraw the motion.

Commissioner Camerota: I withdraw my second.

Chairman Pruet: Okay, good. We haven't officially, I don't think, moved the Petition 37-11 to Old Business. I'll entertain a motion to do so.

Commissioner Camerota: So move.

Commissioner Sobieski: Second.

The vote was unanimously in favor of the motion, with seven voting YES.

Petition 37-11
49 Hollow Tree Lane
Site Plan Modification

Commissioner Lenares moved that the site plan modification to construct seven parking spaces at the front northeast corner be approved the Commission finding that the design complies with the zoning regulations parking standards. Prior to the start of the construction the applicant shall post a bond in the amount of \$2500.00 with the Town Manager.

The motion was seconded by Commissioner Camerota.

The vote was unanimously in favor of the motion, with seven voting YES.

VIII. **PETITIONS FOR SCHEDULING** (TPZ January 11, 2012 and January 25, 2012)

- A. PETITION 34-11 – Request for Zone Regulation amendment to add Section 3.15.8 Crematories regulated by Special Exception Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent Sabatini, One Market Square, Newington CT 06111. Referral to Capital Region Council of Governments required for inter-town advisory review. Schedule for public hearing January 11, 2012
- B. PETITION 35-11 – 151 Kitts Lane, Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent F. Sabatini One Market Square Newington, CT 06111 request for Special Exception for crematorium use at 151 Kitts Lane, Berlin Turnpike Business Zone, B-BT District. Schedule for Public Hearing January 11, 2012.
- C. PETITION 36-11 - 151 Kitts Lane, Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent F. Sabatini One Market Square Newington, CT 06111 request for site plan modification for crematorium use, Berlin Turnpike Business Zone, B-BT District. Schedule for presentation January 11, 2012.

- D. PETITION 38-11 – 3164 Berlin Turnpike Newington VF LLC c/o Vornado Realty Trust owner, Wal-Mart Real Estate Business Trust applicant represented by John W. Knuff, Esq. request for Amendment of Special Exception Petition 70-99 granted March 8, 2000, to redevelop Bassett Furniture for expansion of Wal-Mart Store. PD Zone District. Schedule for January 11, 2012.
- E. PETITION 39-11 – 3164 Berlin Turnpike Newington VF LLC c/o Vornado Realty Trust owner, Wal-Mart Real Estate Business Trust applicant represented by John W. Knuff, Esq. request for Site Plan modification to demolish Bassett Furniture Store and add 27, 221 square feet for the expansion of the south side of Wal-Mart Store. PD Zone District. Schedule for January 11, 2012.

Chairman Pruett: Ed, do you want to paraphrase what we have coming before us?

Ed Meehan: Petitions 34, 35, and 36 we discussed the scheduling of these at the last meeting. Subsequent to the meeting, I had conversations with the applicant's attorney, Mr. Sabatini and he requested that they not be split up, that they be carried forward as companion applications, so with that request, we put them on for your first meeting in January, all of three of them are listed on the agenda for January 11, 2012. 34-11 and 35-11 are public hearings items, the first being a Zone Amendment, the second being the Special Exception for 151 Kitts Lane. We have already done the referrals to the two regional planning agencies, the Capitol Region Council of Governments and Central Connecticut RPA and Attorney Sabatini has submitted a revised proposed zone amendment to clarify this use, if approved is restricted just to the Berlin Turnpike zone. The way that it was originally submitted, it could have gone over to the Planned Development Zone which covers a much larger geographic area of town, but the new amendment which will be advertised and will be presented at the public hearing restricts it just to the Berlin Turnpike zone.

The other two items are also companion applications for the expansion of the Wal-Mart store. The proposal is to basically demolish Bassett Furniture at the south end and reconstruct that, square the building up and push out the walls to make that part of Wal-Mart. That would require an amendment to the original special exception for that whole plaza. The plaza is over 40,000 square feet so it went to the major site generator for site plan and special exception review, so that is why it's on for a special exception amendment, and the second companion to that is the site plan. They are also doing, you will see this when you get a chance to look at the site plan, it's not just pushing out the wall and expanding it, where Bassett Furniture is, they're making substantial changes to the front of the store in an attempt to better use the parking they have out front. They only have one major entrance, sort of at the south end. That end, along with Staples is really over parked and then the north end, there are many vacant spaces and they have been downsizing their garden center, so, I'm just paraphrasing what they have been telling me, so that they will open up another major entrance on the north side, so customers can go in both places. I think it will make the traffic better.

A couple of items that aren't on the agenda that come in after it was posted, Hartford Hospital has submitted a site plan modification for their Curtis Building on Genova Drive, they are expanding the parking out front substantially to have about 120 spaces. They are making efforts to turn that more into an administrative facility, moving people off of Seymour Street, out of Seymour Street in Hartford, so that's something that is coming in. The Town Engineer and I have looked at that, and I have also have had preliminary meetings with representatives from the Veterans Administration and a non-profit organization that specializes in building assisted living facilities. The VA is moving forward with a lease for the southeast corner of the property, similar to what we saw for Victory Gardens, about a five acre lease. This would be a ten acre lease for congregate care, assisted living facilities, with preference for veterans. So I have just seen the conceptual plans, I shared those plans with the Fire Marshal, so he

gets an early look at the layout and access for his facilities, and I think they may not be in before February before your board. The big issue over there will be utility supply because a lot of information was gathered as part of the development of Victory Gardens which is where what they call the Nurses Quarter, and it's just a spaghetti can of utilities out there. So both these projects will entangle that and bring sufficient utilities in particularly for water supply and water pressure. So those are the two other things coming your way right now.

Chairman Pruet: Thanks. Any questions for Ed on the scheduling?

Commissioner Sobieski: Ed, is there going to be some type of modification to the access road off of Willard Avenue, I believe it is Veterans Way. I believe that road is twenty-eight feet wide, and to put additional traffic on it, you will have a mess there.

Ed Meehan: Well, we haven't gotten that far with Veterans Drive. We have been trying for many years to do something with the corner radius into the student parking area which would facilitate morning peak hour backup. We looked at retiming of the lights to coordinate with Fisk Drive and Alumni and basically it requires investments to remove or reset, well, if you reset one utility pole they are probably looking at four or five and that would give enough room to have a right hand turn lane. Don't know, I think the twenty-eight may be sufficient, you know, if they do this development you aren't talking about this type of development generating much traffic because these people don't drive.

Commissioner Sobieski: I was thinking more of the service vehicles going in there, like ambulances or whatever they need. I'm sure buses would go in there, I was just curious.

Ed Meehan: I think the big change that needs to be in the way of improvement is that (inaudible) the radius coming in, particularly in the morning, people cutting over, from Main Street, coming that way. That's something that we tried to do and it wasn't on the Department of Transportation list. We got some help from District One, softening the radius up a little, there's also catch basins there, there's multiple utilities that have to be changed to work right.

Chairman Pruet: So we can put some recommendations into that when they come.....

Ed Meehan: Yeah, absolutely. We put recommendations in when Victory Gardens came through and they did submit a traffic report to the State Traffic Commission and they found that the impact didn't warrant the changes.

Commissioner Aieta: Did Wal-Mart give you any indication what the additional square footage was going to be used for or is it just additional retail space, or a specific department?

Ed Meehan: I have floor plans, I believe it was.....

Commissioner Aieta: Is it additional grocery, is it additional.....

Ed Meehan: I think they were doing a lot of things inside, I think they were increasing the dry goods grocery at the north end and maybe this might be more health care.

Commissioner Aieta: Just curious about what they were doing. Thank you.

Chairman Pruet: Anybody else?

IX. REMARKS BY COMMISSIONERS

Chairman Pruet: I asked the Planning office to submit the blight ordinance that was presented to the Town Council and also for our new members for us to discuss, and presently it's open, it's being kept open until they get some remarks from us, they want to see what we have to say on that, and I appreciate their thoughts, so I have asked everybody here to review the blight ordinance and we can discuss it this time under Remarks. Anybody like to start?

Commissioner Sobieski: Dave, I read this and I would like some clarification as to who is going to enforce it? My issue is, I know that Art Hanke had some issues with somebody down at the old Cashway Motors and it was a heck of a time before they got enforcement because the police department had to actually go down and issue the summons, not the building department. So does this mean that we would give somebody in the building department the authority to do that, or would this put additional burden on the police department?

Chairman Pruet: That's the same question that I had under the citation hearing officer. Ed, do you know anything about that? Who they plan on utilizing for this?

Ed Meehan: Well it's up to the Town Manager's office but in discussion by various staff members when this was being put together a couple of years ago, this doesn't really touch zoning issues. These are the things that fall between the cracks. They aren't necessarily zoning violations, they may not be junked car violations. They may be nuisance situations of tall grass or debris in the yard or you know, some building code issues of homes being in disrepair, broken windows and so forth. One thought would be that it would be handled by the regional health district. One of their staff, or additional staff would pick this up. I think in Wethersfield they have an environmental officer they call it, and that's one of the responsibilities of that person. But that is yet to be determined. I think it was left open ended so that flexibility would be available as far as the enforcement assignment. The back end of that, which is citing somebody and bringing them through to assess fines or to put leverage on to correct the problem the suggestion in this is to use the existing hearing citation officer board which is three people. It doesn't mean that you sit as three people, but there is a rotation of three people that can be called on to be the local hearing officer and whoever is assigned to enforce it puts the case together and is the presenter at that hearing so that the hearing officer can make a decision. We've used it for zoning situations and we've really brought it to hearing for zoning. It's been used maybe five or six times in the last ten years. There's always the option that the person who takes the appeal to the hearing citation officer can still appeal it to Superior Court. If you are going to assess fines it normally would go to court so the judge would assess the fines, not the local hearing officer, so that is one of the mechanisms suggested in here.

Chairman Pruet: I think that cleared up one of my questions, I was going to ask if all three had to be in attendance for hearing, but no, one of the three could be assigned to it?

Ed Meehan: I'm not sure if that was a revision. I know the committee, the most recent committee on this of Council members, there was a suggestion that you had to have at least three people on the hearing board, and I believe the way that it went to public hearing with Town Council, it's just one because of the logistics of getting three volunteers all at once at the same time. It's more of a practical issue to have one, but that again would be a procedural issue that the Council could decide. The case that Stanley mentioned was a zoning case for the Cashway site, I think American Muscle. It was before the citation board a

couple of times and there was a small fine assessed and there was a clean-up period. It never went to Superior Court.

Chairman Pruett: They complied completely?

Ed Meehan: At the time. For a little while, and the other side of that is the Department of Motor Vehicles, getting a motor vehicle inspector out on the site. It's difficult to do.

Commissioner Aieta: I would recommend to the Commission that we strongly recommend that they don't use the Zoning Enforcement Officer as the enforcement person for the blight ordinance. I don't know who they would pick, but I would suggest that they not use the Zoning Officer. We're having problems with him doing the zoning enforcement, I think we would over burden him. He should be putting his time into zoning violations and it might be overbearing for him.

Chairman Pruett: What I'm looking for now is recommendations from the Commission here to put forth to the Town Council, so if we can agree on recommendations either tonight, if we can wrap it up tonight, or the next meeting, that's fine too. It's going to be kept open so if we can reach a consensus on everybody's recommendations, then I will forward that on to the Town Council.

Commissioner Anest: I have a couple of things. If we expect to enforce this on private property owners what about the town? There is a lot of property that the town owns that is blighted. So I think that the town needs to show that they are taking care of their property if they expect the residents to take care of their property. I don't know if that, I just want to throw that out. Under the blighted premises, page 2, 2B, I would like to see shutters added to that, or 2A. There's a lot of homes where the shutters are like falling off, and that's just as bad as shingles missing off the roof. When someone is putting up a new structure, a new building, how long do they have to work on it? To complete it? So if somebody is building something and there is still Tyveck and it's falling off, is it as long as they put one nail in the building like every thirty days or...?

Ed Meehan: I'm not sure of the answer to that. I know that once you take a building permit out, you have I think it's six months to activate it, but once you start the project, I don't know.

Commissioner Aieta: I think there is a time period on it Ed.

Ed Meehan: There probably is.

Commissioner Aieta: It's probably five years.

Ed Meehan: It's probably pretty liberal.

Commissioner Anest: But don't you have to work on it like every so often?

Ed Meehan: Once you get a permit, and if you do anything, you're doing it yourself, you don't need a contractor, unless it's code work that requires a trade license, a electrician or plumber or something like that.

Commissioner Anest: And then, where it says garbage or trash improperly stored or accumulated on the premises, how about location of trash cans? I know at one time your trash cans had to be behind your home, and I know now, with the new trash cans, people are

leaving them in the street, you drive by for four days, and they are still in the street, or they are just brought up to the front of the house. So I don't know, that's just something else.

Chairman Pruet: You mean to specifically enforce the fact that they can't leave those garbage cans in the street?

Commissioner Anest: Well not in the street but I mean, there should be a location because people leave their trash cans right in front of their houses, and they don't move them, and they bring their trash out, so talking about improperly stored or accumulated on the premises, I mean, are we saying, where's the location, I mean, improperly stored where? Is it okay behind your building where nobody can see it, I mean, it doesn't really say a location where the trash is improperly stored. And then on page three, under Neighborhood, it says a radius of one thousand feet of any part of parcel, is that the boundary of the parcel versus, shall mean any premises or parcel of land within one thousand feet of a blighted premises, is that the structure of the blighted premises or is that the lot, the exterior of the lot.

Ed Meehan: I think it would be normally measured at the perimeter, the exterior of the lot, the radius.

Commissioner Anest: Then maybe that should be put in there, so it's not the actual building.

Ed Meehan: To the neighborhood, is that where you are reading?

Commissioner Anest: No, that and the proximate property.

Ed Meehan: Oh okay, both places. You want to say one thousand feet of the boundary of the blighted property.

Commissioner Anest: I have two more things. What constitutes a rear yard? If somebody has a driveway that goes into the rear yard, and you can look down the driveway and see their rear yard and they have junk stored there, you can see it from the street, and that's on page 5, the top B. So are we talking about the view from the street, or as long as it's in somebody's rear yard it doesn't matter if you can see it from the street. And I have one other.

Chairman Pruet: Let's discuss this a little bit more. Page 5, B.

Ed Meehan: You want to insert something about a rear yard, a back of a yard?

Commissioner Anest: Right, what is the, what would constitute a rear yard? At my house, I can look down my driveway and see my rear yard. I could put a junked car there and leave it there, but I can say it's in my rear yard.

Commissioner Camerota: So your thought is it should be rear yard, and out of sight.

Commissioner Anest: Yeah.

Commissioner Camerota: Not visible from the street, or something like that.

Commissioner Anest: Especially in the older neighborhoods, you can see right into the rear yard.

Commissioner Aieta: Yeah, that's a good point. If you leave it open like that, they would just, that is a good point.

Chairman Pruett: Should not be visible, or something like that.

Ed Meehan: We have two applications of that term in zoning. For an accessory structure in a residential zone, like a shed it's got to be in the back half of the property, and then you also have what is called a rear yard setback which is thirty feet into the property line, so I'm not sure either of those get to the point that you are making....

Commissioner Aieta: The rear yard is what, to be determined by the back of the house, or the building, is that where the rear yard starts? Say the back of the house, is that the rear yard?

Ed Meehan: That's where it starts when you want to put up a shed, you can't put a shed in the side yard or the front yard.

Commissioner Aieta: Right, but then there is other.....

Ed Meehan: There's part of the yard setbacks, there's front yard setbacks, rear yard setback, but.....we need a definition of rear yard here.

Commissioner Camerota: I don't think it's a definition so much, I think it's more clarifying.....

Chairman Pruett: The view of it.

Commissioner Camerota: Right.

Chairman Pruett: Should be located in the rear yard, and not visible from the street, or something like that? Does that make sense Ed?

Ed Meehan: Yeah, not visible from the public street?

Commissioner Anest: Yeah, not in view from the public street, public right of way?

Ed Meehan: Shall be located in the rear yard and not visible from the public way.

Chairman Pruett: Yeah, that sounds good. I think that is what you were trying to accomplish, right?

Commissioner Anest: Right, exactly. And then one other, on page 4, where it says removal of these and similar vegetation, maybe I'm not reading this right, but it just says should be cut not more than twelve inches with 25 feet of the street line. How come it's only 25 feet of the street line and not to like the actual structure.

Ed Meehan: Well that's, the street line is the, could be an area that is a foot behind the sidewalk or it could be.....

Commissioner Anest: Okay, but if your house is set back, like there are some houses that are set back, so if I went 25 feet from the street line, there could still be another hundred feet before the structure, so that grass could be higher than 12 inches?

Chairman Pruett: That doesn't make sense.

Ed Meehan: Well, some people would argue that telling them to cut their grass doesn't make sense either.

Commissioner Anest: But we are, we're saying to do it for 25, what difference is there between 25 and to your house? Maybe I'm not reading it right?

Ed Meehan: No, you are reading it right, that's the measurable distance, the street line is the property line, and so it is saying 25 feet in from the property line has to be maintained at not higher than 12 inches.

Commissioner Anest: But why not to the structure?

Ed Meehan: Why not to the face of the structure? This was probably modeled after other communities.

Commissioner Hall: I think 12 inches is too high.

Commissioner Aieta: I do too. Of course it is.

Ed Meehan: There is a real push against all of this blighted control. If you read some of the more progressive, like if you read the Advocate, you must read the Advocate, there are a lot of articles about people getting around this by doing landscape decorations, and you know, more than 12 inches in plantings, is that blight? I don't know where this came from, I don't know if it's reasonable. That's something again that the residents can jump in on, the policy makers. Is this a reasonable standard?

Commissioner Aieta: Was this someone else's standard, some other town.....

Ed Meehan: No doubt, I think this goes back.....

Chairman Pruet: West Hartford?

Commissioner Hall: No, they're stricter than us. As is Bloomfield.

Ed Meehan: There are quite a few towns that have been doing this in the last couple of years, but we discussed this three or four years ago, so some of the original drafts go back to what Attorney Ben Ancona worked on, and then have been updated along the way, I'm not sure what the basis of this particular standard comes from.

Commissioner Aieta: I'd like to see in that area where they talked about the removal of weeds and similar vegetation what West Hartford and Bloomfield do so that we get the wording right, this doesn't even make any sense.

Commissioner Sobieski: Just to follow up on what Frank said, I kind of agree, twelve inches high just for grass alone I think is really too high. I don't know if you might want to just say, grass, parenthesis, less than twelve, eight inches, whatever. I understand if there is some vegetation that they put that will get higher, but I'm saying, as far as the grass grows.....

Chairman Pruet: Be specific, uncut grass not more than eight inches, or whatever.

Commissioner Sobieski: Right.

Chairman Pruet: That makes sense.

Commissioner Aieta: The whole ordinance is written pretty much around the Town Manager being the person who is going to designate or, is that normally how they do that in other towns Ed, just curious?

Ed Meehan: I believe it is.

Commissioner Aieta: Through the Town Manager's office.

Ed Meehan: Yeah, he delegates out the enforcement.

Chairman Pruet: Is it possible that you can see what West Hartford and Bloomfield do?

Ed Meehan: I can ask.

Commissioner Aieta: Can we hold, are they hot to do something, or can we hold them off a little bit until we get the language the way that we want it?

Chairman Pruet: Yeah, I spoke to the Mayor and he said we could keep it open, we don't want to rush through it, and he's in no hurry to pass it.

Commissioner Aieta: Okay, good.

Chairman Pruet: He wants to hear from us.

Commissioner Sobieski: I also might be a good idea to check with Wethersfield, they have a very tight ordinance as far as grass growing and stuff.

Chairman Pruet: Anybody else have comments on this?

Commissioner Sobieski: I had some comments on page 3 where it says, Vacancy for a period of 60 days or longer, during which a building or structure of part thereof is not legally occupied by human beings. I know when I was rehabbing my house on Francis Avenue, it was empty for about 45 days, what would happen if somebody was rehabbing a house and it went beyond 60 days? Is that in violation, that's my question? I think it needs to have some type of clarification. If the house is being rehabbed, or being worked on, or the property is being rehabbed and worked on, I think there has to be something in here, otherwise technically if it takes you 90 days to get finished.....

Commissioner Camerota: Well what if it's for sale and you have already moved, bought your new house and moved?

Commissioner Sobieski: That's the other thing.

Commissioner Camerota: It's technically vacant.

Commissioner Hall: People go to Florida for more than 60 days too.

Ed Meehan: Say you had a valid building permit, an active building permit.....

Commissioner Aieta: But that's just a definition, right? Has nothing to do with the ordinance. These are all definitions.

Ed Meehan: But I think someone could say, to enforce the ordinance you are in a vacant situation, because this ordinance is for both occupied and vacant structures. Before it was just for vacant, the big change in this is that now it can be applied to occupied.

Commissioner Camerota: So you still have the obligation to keep your property in good repair if it's vacant.

Ed Meehan: You don't get a pass because you're in Florida. It's like, I'm in Florida, so I'm not going to shovel my snow, well, we have an ordinance on shoveling snow.

Commissioner Anest: Some people do just desert their property.

Commissioner Hall: Right.

Commissioner Anest: And never come back to it.

Chairman Pruet: On page 5, under Section 9 B, number 2 A due date, within a reasonable time for the performance of any act required; wouldn't you need a specific time frame on that? That sounds kind of ambiguous, a due date. Wouldn't there be more teeth in it if you had a set date? What's considered a reasonable time? Shouldn't a number be placed in there?

Commissioner Aieta: Like you've got three days?

Chairman Pruet: Exactly, seven days, fourteen days, a reasonable time.

Commissioner Aieta: It's too loose.

Chairman Pruet: Right, loosey-goosey.

Commissioner Camerota: Maybe it's left that way depending on the violation. If you think it is reasonable, the Town Manager or whoever makes the decision, five days might be okay for mowing your grass, but if it's something more substantial like putting siding on a building that is not completed, you might need more time.

Commissioner Aieta: Or a roof in the middle of winter, if they roof, if the roof is a violation, they might have to wait until spring because they can't put in on in the cold.

Chairman Pruet: I just thought it might be something that someone could argue, well, hey, my reasonable time is not your reasonable time, but you know, if you think that by the manager putting that in there, then, fine.

Commissioner Camerota: I think you might get complaints about it being arbitrary so it's not, because the Town Manager, or whoever is going to decide how many days, people might say, well, so and so, this person got this many days and I got this many days, you know, the arbitrariness.

Chairman Pruet: That's what I was trying to firm up.

Ed Meehan: The other point with most of this enforcement procedures is to try to work with the person reasonably to get the situation resolved before you get to litigation and citations. Sometimes it doesn't work at all, so I think that as Michaelle said, you are looking for opportunities for flexibility.

Chairman Pruett: Okay, under page 6, enforcement by citation, A, if the corrective actions specified in the notice of violation warning letter are not taken the Town Manager or his/her designee shall issue a written citation to the owner/occupier. Now, I'm just curious, a day frame, or again would you leave that to more flexibility or you think it would have more teeth if you had a specified time frame in it?

Ed Meehan: I think you want to have some flexibility in this, from this ordinance rather than....

Chairman Pruett: Okay. That's all I have, anybody else have anything?

Commissioner Anest: I have another quick thing, on page 6, on the top D, Delivery of a notice of violation by one of the following methods; I get nervous when it just says regular mail. I think it should be by Certified, return receipt requested, to the owner, occupier, not by regular mail.

Ed Meehan: Well that's in 2 isn't it?

Commissioner Anest: By certified, registered, or regular mail.

Commissioner Camerota: Then you'll have no proof of receipt.

Commissioner Anest: Right, you should have a proof of receipt.

Ed Meehan: Return receipt requested?

Commissioner Anest: Yes, because somebody can say they never received it.

Ed Meehan: They never pick it up anyway.

Commissioner Anest: Right. And regular mail, and, so certified, return receipt and regular mail. Make sure it says return receipt.

Chairman Pruett: I think overall it's a pretty good ordinance, put some responsibility on these owners of property to keep them in good shape. Anybody else have any comments on this at this time?

Commissioner Aieta: Just one last thing, I think what Carol brought up first, the first thing she brought up is that you know, the Town has to get their house in order before they start looking at the residents because I could cite you fifteen places that the town owns property that are in a blighted condition, and during the summer where the grass is two feet tall on town property, so you know, before they should really consider before they start going after the residents that they get their house in order, one way or the other. Either they hire more people or getting the park, whoever does the maintenance on these things, I don't know what the situation is. Why they get to that condition. You know, you drive around town, you see it yourself. That was the most important thing that Carol brought up. I think that first item, that the town better take care of their issues first.

Chairman Pruett: So, if we could get some more information on that Ed, from these other towns, that would be great, and we'll continue this open at our next meeting and maybe we can wrap it up and give the Town Council some, our final views on that, but if we need another meeting, we will take it.

Commissioner Aieta: You want to put it on the agenda as an item?

Chairman Pruet: Yes, list it on the agenda.

Ed Meehan: I think it would be more appropriate.

Commissioner Aieta: At the end of the meeting, like a line item, not under Comments.

Chairman Pruet: Further remarks by Commissioners?

Commissioner Anest: We passed a new sign regulation, correct?

Ed Meehan: Yes.

Commissioner Anest: And we said, in the town center district, no flashing, scrolling, streaming, gyrating signs?

Ed Meehan: I believe so, in the center district.

Commissioner Anest: Then can you please have the Zoning Enforcement Officer go out some evening, and they are popping up more and more in the center of town. Flashing open, one of the nail salons has a scrolling sign going across the front of their store.

Commissioner Turco: The one near Starbucks and Subway. I saw that the other day.

Commissioner Anest: Maybe we can take the sign ordinance and maybe we could have Erica put it in the Town Crier that we have a new sign ordinance, maybe the New Britain Herald can do something, maybe the Hartford Courant, just so that these business owners know that we do have an ordinance, because as I said, there are more and more flashing signs that are appearing in the Town Center.

Ed Meehan: Okay.

Chairman Pruet: Further remarks?

Commissioner Lenares: Several meetings ago we talked about revisiting the topic of auto related uses, we approved something and kind of had a little bit of a consensus that we kind of wanted to look back at it, and kind of open it up. How do you go about looking at that? I didn't want to say it last meeting where I wasn't here, or the meeting before because I knew we had some new members coming in, but now that this commission is full, I think this Commission should look at that regulation and kind of sink our teeth into it and bounce some ideas off each other and see where we are.

Chairman Pruet: I believe Ed compiled some notes in the past, and mailed them out, if you could do that again Ed?

Ed Meehan: Yes, I did a whole packet with options and so forth.

Chairman Pruet: We will resurrect that Dave, and send it out and have the Commissioners review it before the next meeting, and put it on the agenda for discussion.

Commissioner Lenares: Or several meetings after, no rush.

Chairman Pruett: We will continue to discuss it like we did our ten year plan. We took our time with that, almost a year to decide on that. We will put it on for discussion, good point.

Commissioner Lenares: Thanks.

Chairman Pruett: Further remarks by anybody?

X. STAFF REPORT

A. Bond Release – Occhialini Court
(Discussed under Old Business)

Chairman Pruett: Anything else under staff?

Ed Meehan: Well, I want to thank you for letting me be your Town Planner for the last 22 years, this is my last official meeting. So as I ride out into the sunset, it's been an honor to serve you, learned a lot.....

Commissioner Aieta: Will you be here for the, who's going to, will you for the other meetings part time? Who is going to be here into January?

Ed Meehan: You're on your own, no not really, I had a conversation with the Town Manager about temporary help just for this Commission, just to make sure that some of the applications that we talked about tonight are processed properly through January, early February, so that, that's why I'm trying to keep ahead of new things coming in to keep the Chairman informed and then we'll get them ready to hear, and then, after that, they're going to advertise, guys.

Commissioner Aieta: Well, they talked about, the Council has put together a subcommittee so hopefully they do it a little faster than.....

Chairman Pruett: Yes, I've been lighting fires under.....

Commissioner Aieta: It's important that we get somebody.

Chairman Pruett: They've been notified how important Ed's job is and what a great job he has done, he's done yeoman's work on that. Will you be available on a part time basis too, is that being worked out?

Ed Meehan: Yeah, it's going to be worked out. I don't want to commit to everything that I have on my plate right now because I know I can't do that on a part time basis obviously, but Mr. Salamone and I talked about just limiting it to the needs of this Commission and making sure that procedurally we do everything right. You have a couple of tricky applications coming up, that we make sure that the public has the right to talk about those and then some big projects that I'm working on, a couple of construction projects with the Town Engineer, Mill Street, Senior Housing, Market Square, oh, I know what I want to tell you, there is an environmental company starting to finish up the cleanup of the Cedar Street/Fenn Road bus station, so that hopefully will open the way to get the access road from Fenn into that site. I don't know where the Brownfield money is going to come from, but that would be the next thing, at least get the building down.

Chairman Pruett: That's important.

Commissioner Anest: I forgot to ask this. Did we ever find out what the surveyors were doing on Cedar Street?

Ed Meehan: The only thing that we could conjecture is that they were hired by the Department of Transportation to do as built of the area related to Willard and Cedar Street. The whole intersection that was redesigned.

Commissioner Anest: I saw them down by Sovereign Bank. All the way down East Cedar, there were like twenty guys.

Ed Meehan: They were from New London I think.

Commissioner Anest: I don't know where they were from but there were like four tripods....

Ed Meehan: They were setting up.

Commissioner Hall: They were on Main Street today too.

Ed Meehan: Don't know what they are doing. I mean, they are surveying state roads.

Commissioner Anest: They're aren't going to widen it?

Ed Meehan: No, not in anybody's plan.

Commissioner Sobieski: They might be getting ready to certify the right of way through here, some of it is not bounded all the way up.

Ed Meehan: 175?

Commissioner Sobieski: 175 is bounded I believe up to the cemetery, a little past that, the rest is proposal all the way up. It's not accessed once you hit the east side of Hawley, it's non-accessed to the left and it becomes non-accessed to the right for a short distance.

Ed Meehan: It was definitely a Department of Transportation project. I didn't see any orange trucks out there. There were a lot of people calling.

Commissioner Sobieski: It could be for the bus way too, they might have to reestablish that because there was I think an eighty foot right of way to the rail line in there at one time. DOT has a copy, just for everybody's information, DOT has a copy called Val-maps which is all railroad right of way maps for all the rail lines, and those should be available to the Town Engineer or the Town Planner. They have all those things, along with all the right of way maps throughout the town, where the state roads are.

Chairman Pruet: Any further remarks?

Commissioner Aieta: Just one quick one, on Market Square, when they are doing the improvements to the road, to the Market Square, the whole streetscape, they just paved the street, less than a year ago and it's all dug up. Who is the brain trust that let them pave it less than a year and then dig it all up, why didn't they wait until they did all of the work and then pave it once? I mean they, that road is going to be a hodgepodge of.....

Ed Meehan: Well, I beg to differ with you. There are only going to be three lateral cuts in the road and those are for new sidewalks that are going to be put in as traffic calming. One in

front of Steve's, one in front of the (inaudible) place and one down by Simon's Pets. Those are the three areas where there are painted crosswalks. So there will be a raised crosswalk with small bump outs to slow people down. The one across from Steve's, that is where all of the electrical conduit has been put, to service all of the lighting on the south side, but the reason it was paved a couple of years ago, was we, the town waited for CNG to finish all of the gas lines, and then it was paved, but the only cuts that were made were to take out the old curbing and put in the granite curb, a two foot strip in that area, but I don't think the whole street coming out will be a problem.

Commissioner Aieta: I don't know, in road construction and Stanley can vouch for this, I mean, you should, the perfect road is one that you don't cut into. I mean, it gets paved and it's.....

Commissioner Sobieski: Are they going to saw cut and eventually repave up against the granite curbing they are putting in there now?

Ed Meehan: Oh, they already did.

Commissioner Sobieski: Okay.....

Ed Meehan: They did the two foot cut, and unfortunately Market Square was not the perfect road, because we did not have curb review, which is important for drainage, and there was only one catch basin on a thousand foot road, which has been corrected, so I mean, it's unbelievable to have that much gutter flow and have no curb review, so that has been done and several of the buildings which had day lighted downspouts have been tied into the system, so that's going to help with the icing problem. You know, the budget drove some of that, we could have said that we were going to mill the whole road, and repave it, but when you put the granite curb in, the granite curb came out three feet beyond the existing curb and we had to maintain the crown of the road, and so we cut off eighteen inches and set the granite curb and we were able to maintain the crown and get better flow, without repaving the whole road, so that's.....

Commissioner Anest: The bump outs, that they have, is that going to be like a problem when they do snow removal? Is that going to be marked so the plow drivers know where the bump outs are?

Ed Meehan: Well, the raised ones will be marked because you will be able to see the curb line.

Commissioner Anest: Well, if we get a lot of snow, they won't be able to see it.

Ed Meehan: Oh, they'll see it.

Commissioner Anest: If we get like ten inches of snow, and they are not plowing it, how would they see it?

Commissioner Camerota: They would be plowing before ten inches accumulate.

Ed Meehan: Right, I mean, they are not going to roar through there at thirty miles an hour with these traffic calming islands out there. I've been over there a lot, anyone doing street construction and you stand out there, it's amazing how fast people go on Market Square. I've been out there, and if you are out there in the afternoon and you're standing, you're in the west bound lane, you have the western sun in the winter time, you are taking your life in your

hands. We need to slow people down, and we've had complaints from our contractors about that. Even with traffic control.

Commissioner Anest: Yeah, but the traffic control aren't really traffic control.

Ed Meehan: Well, some of them, a few of them have to slow down, we've had some near misses.

Commissioner Anest: Okay, I'm just concerned that someone is going to take a tire out or something.

Commissioner Sobieski: Excuse me Ed, I have one quick question, on the bump-outs, are you going to have them delineated so when the town does plow, they will see where they are, like the DOT does?

Ed Meehan: Yeah, they should stake them, they'll put stakes up, and whoever's plowing route that is, is going to have to become familiar with it.

Commissioner Sobieski: It's going to be a nightmare at night time, going in and out of there.

Ed Meehan: There are three bump outs on each side, raised bump outs and that is all that there is.

Commissioner Sobieski: And where the crosswalk, the walks that you are going to delineate, is there some way that the plow is going to be able to ride over the top without ripping it out?

Ed Meehan: They were designed, not as speed bumps, they are called like speed tables which are flatter so the plow rides over them.

XI. PUBLIC PARTICIPATION
(For items not listed on agenda)

Rose Lyons, 46 Elton Drive: First of all I wanted to thank Ed for his number of years of service here with the town, and his patience with me and with my questions, and thanks for getting the light in the parking lot fixed, it's finally up and running for two or three months now, four months, five months, that was great. The blight ordinance wasn't on the agenda, so may I speak to that?

Chairman Pruet: Sure, absolutely.

Rose Lyons: Okay, I don't know, I really looked at it quickly and I can't say that this isn't in there, but I'm just, one of my concerns is about furniture being left at the side of the road, I don't know if there is anything in there about it, I know that you are supposed to call the Highway Department before three o'clock on Tuesday to get it picked up on Thursday and some people put them out on the weekends because they have people around to help do it. I notice in going around town since being retired, I see a lot more now than I did before, but there's chairs and cushions and couches out for two or three weeks at a time. I know that sometimes they are backed up and they can't pick up that week, and some place, I don't know if it was in West Hartford I saw furniture being ticketed and I don't know if it was ticketed with stickers because it means they paid to have it picked up, or because it has been there for X amount of weeks and they are being fined, so I don't know if there was any mention of that in the blight ordinance, because there seems to be more and more of furniture just

thrown to the street or to the curb and not being picked up. Last night at the Town Council meeting a discussion was had about signage in Constitution Square. How the public parking signs have been placed, not being permanently put in there, because there is hope that there is going to be new signs erected there. I think the Town Manager said that the TPZ doesn't have any control over that, the town is exempt from it. He didn't make mention, but I think he was probably referring to the sign at the High School, how it came here and was denied and I don't know if he was planning on coming here or not, but I, my personal opinion, I think that you should have some control over it. I've sat here many a night and watched and listened to you discuss such things as, is the brick going to match on Farmington Savings Bank the same way it matches with Dunkin Donuts, and I look at the center now and it doesn't seem like Market Square is matching too well with Main Street, and the big planters that are on East Cedar Street. I know that they belong to Jeff Hedberg and they are on his property and there is nothing you can do about it, to me that's an eyesore too. I just wish that the town wasn't exempt and had to come in front of you and just have some input, I'm not saying you should have jurisdiction over it, but a little bit of input from people who are knowledgeable about what is going on around here in town, and what everything should look like according to our zoning laws, and stuff, I just think it might be a good idea, but that's only my opinion. Once again Ed, thank you very much and have a great time in your retirement.

Ed Meehan: Thank you.

Chairman Pruet: Just to follow up, are there provisions for furniture and stuff like that on there too? You are supposed to notify the highway department and they will come and pick it up. There's a fee for some.

Ed Meehan: There's a bulk pickup fee. The other point that Mrs. Lyons made is that about five or six years ago this Commission initiated a uniformed sign design for the town property and it goes by the class of the property. An example would be, on the corner of Mill Street and Garfield which says Library, Town Hall and Board of Ed now, the standard blue and gold leaf colonial sign, then you have a larger sign at the corner of Willard and Garfield for police and public services and then we have larger signs at the gateways into town. There is the hierarchy, and that was the concept that this Commission endorsed, was discussed recently by the Economic Development Commission, looking at the major entrances into Market Square, now calling it Constitution Square is the proper name about the sign that Mrs. Lyons mentioned next to Steve's Place. It wasn't reset in cement because the designer of the downtown revitalization committee wanted to get someone to take a look at that and the sign on East Cedar Street and the sign on Constance Leigh and the one next to Goldburgers, so in fact they asked me, when they were doing their budget, this is EDC, for fiscal year '12-'13 that they put some money in for signage. There is a hierarchy of signs, ground signs.

Michael Fox, 1901 Main Street: Before I get to my remarks as planned, Rose reminded me of the signs, the town center signage, maybe you could put in the budget to put the P.O back in the word Police down at the corner. I think right now it's the lice department. I too just wanted to thank Ed for his many years of service. I know when I was a member here at the TPZ Ed was just a great fountain of information and I would call, just before he was ready to go back to Chester, he would still take my call, get what information I would need and if there was something I wanted, to look at a site plan or anything, he was there. A lot of people may say that maybe a Town Planner or some other staff members should live in town, I think Ed cared as much for our town and wanted to make sure that our town was insulated as it is now, it (inaudible) Rose, he's not retired, I don't know what kind of job the First Selectman is, but I'm sure he is going to be kept busy. Maybe not doing as much snow bailing up in Vermont as he used to, but anyway, thank you again Ed, and as far as the blight ordinance is

concerned, I read it briefly on line the other day, and I do think that it does need a lot of work. Thank you, and once again, good luck, Ed.

XII. CLOSING REMARKS BY CHAIRMAN

Chairman Pruett: Thank you. Anybody else from the public. I again, Ed will still be here, but his official duties as the Town Planner ended tonight, for our TPZ but he will be in part time for his other duties. Ed, I can't thank you enough for all of the work that you have done for the town, you made Newington very proud and you can take it like it's your own town like Mr. Fox said, and I can't thank you enough, and we are planning a little testimonial for Ed which will be advertised later on, in February, and we will get the information out to the public on that. Also want to welcome our new Commissioners tonight. I think we are going to have a good TPZ to take care of our town's regulations and do the best we can to keep Newington ahead of the curve so to speak.

XIII. ADJOURNMENT

Commissioner Camerota moved to adjourn the meeting. The motion was seconded by Commissioner Sobieski. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Norine Addis
Recording Secretary